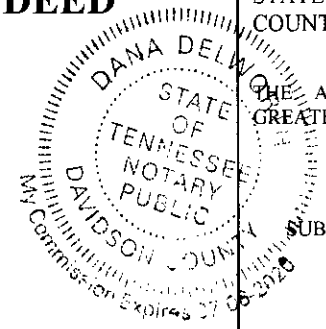
WARRANTY DEED

Bill Garrett
Batch# 90486
05/09/2018 01:51:28 PM
Fees: $13.00 Taxes: $5,323.47

Davidson County
DEEDWARR
2 pgs

20180509-0044538



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,438,774.95

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 3/7/2020

(AFFIX SEAL)

File No.: ALW-16-916-RESALE

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan D. Gensler and Ashley B. Gensler, and Ashley B. Gensler	new owner	11801033200
(NAME) 916 Halcyon Avenue	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **S&L PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JONATHAN D. GENSLER AND ASHLEY B. GENSLER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of W.D.Gale's Kirkwood Addition of record in Plat Book 332, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to S&L Partners, G.P. by Warranty Deed from Amy R. Barnes, unmarried, recorded on the 25th day of August, 2016 in Instrument No. 20160825-0088882, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 916 Halcyon Avenue, Nashville, TN 37204
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 8TH DAY OF MAY, 2018.

S&L Partners, G.P.

BY: ADAM G. LAFEVOR, PARTNER

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

STATE OF Tennessee
COUNTY OF Davidson

On this the 8TH DAY OF MAY. 2018, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of S&L Partners, G.P., the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8TH DAY OF MAY, 2018.

Notary Public
My Commission Expires:

SANYA L. ARBOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: C-P 18-916

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171